



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

NOTICE OF PUBLIC HEARING - Revised

The **BACK BAY ARCHITECTURAL COMMISSION** will hold a public hearing:

DATE: Wednesday, November 8, 2017
TIME: **4:30 PM**
PLACE: Boston City Hall – Room 900 (9th Floor)

Subject of the hearing will be applications for Certificates of Appropriateness on the agenda below, review of architectural violations, and such business as may come before the commission, in accordance with Ch. 625 of the Acts of 1966, as amended. Applications are available for review, by appointment, during business hours at the office of the Environment Department. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available upon request.

After 5:30 PM, enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).

I. VIOLATIONS COMMITTEE MEETING

4:30 PM

263 Newbury Street: Unapproved electronic window signage.

334 Newbury Street: Unapproved electronic window signage.

Ratification of 9/13/2017 Meeting Minutes

II. DESIGN REVIEW HEARING

COMMERCIAL APPLICATIONS:

5:00 PM

18.455 BB 341-347 Newbury Street

Applicant: John M. Moran, Esq – Alpine Advisory Services

Proposed Work: Relocate rooftop antenna telecommunication equipment.

18.387 BB 173 Newbury Street

Applicant: Kim Diaz -JP Licks

Proposed Work: At front façade installation of signage and alterations to lower patio area and storefront; and at rear elevation installation of signage and lighting required by Massachusetts Architectural Access Board.

RESIDENTIAL APPLICATIONS:

18.444 BB 306 Dartmouth Street

Applicant: Kahlil Hamady

Proposed Work: At roof replace existing deck, add decorative metal railing, replace access door, remove non-historic skylights, and restore lunette dormers.

18.563 BB 11 Exeter Street

Applicant: Dartagnan Brown – Embarc

Proposed Work: At 11 Exeter Street entrance repair brick and replicate stone watertable where non-historic granite cladding cracked during construction; and install lighting fixtures.

- 18.538 BB 465 Beacon Street
 Applicant: William Elovitz
 Proposed Work: At front façade replace three one-over one third-story vinyl windows with one-over-one wood windows; replace one one-over-one fourth-story vinyl window with a one-over-one wood window; and replace two fourth-story vinyl casement windows with wood casement windows.
- 18.337 BB 465 Beacon Street
 Applicant: William Elovitz
 Proposed Work: At rear elevation replace four third story vinyl one-over-one windows with wood one-over-one windows.
- 18.544 BB 17 Gloucester Street
 Applicant: John Day
 Proposed Work: Replace eighteen existing roof windows at Mansard with copper framed window units, and replace three existing roof windows at Mansard with a dormer.
- 18.497 BB 13 Gloucester Street
 Applicant: Max Makowsky
 Proposed Work: At rear patio area install air-conditioning condenser and wood sound dampening shelves.
- 18.254 BB 349 Commonwealth Avenue
 Applicant: Lauren Saracco (Applicant)
 Proposed Work: Construct penthouse addition.
- 18.547 BB 260-262 Commonwealth Avenue
 Applicant: Adam Gilmore (Applicant)
 Proposed Work: Combining two buildings into one building with five residential units which will include removing existing fire escapes; restoring exterior masonry, metalwork, wood trim and doors; replacing all windows; lowering existing roof structures to create parapet walls at front and rear; constructing a copper clad penthouse and roof decks; constructing a one-story rear addition; at rear yard erect a brick wall, garden areas and a ramp to a proposed garage door opening and basement level parking.

III. ADMINITRATIVE REVIEW/APPROVAL: In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building’s appearance, to commission staff pending ratification at its monthly public hearing. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:**

▶ Applicants whose projects are listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, you will be issued a Determination Sheet to present at the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the commission staff for review. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

▶ **PLEASE NOTE THAT FOLLOWING ISSUANCE OF THE DETERMINATION SHEET NO FURTHER CORRESPONDENCE WILL BE ISSUED FOR THE APPLICATIONS LISTED BELOW.** The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for one year from the date of the hearing. The

applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

If you have any questions not addressed by the above information, please contact staff at 617.635.3850 or BackBayAC@boston.gov. Thank you.

- 18.527 BB 9 Arlington Street: At rear elevation's bay window replace three wood one-over-one windows and copper window sill in-kind.
- 18.507 BB 163 Beacon Street: At front façade replace two fifth-story wood two-over-two windows in-kind.
- 18.459 BB 172 Beacon Street: At rear elevation repoint masonry, re-caulk windows, and repair window sills.
- 18.541 BB 222 Beacon Street: At front façade re-point masonry, secure dislodged brownstone trim and re-paint window trim to match existing color.
- 18.508 BB 232 Beacon Street: At front façade replace four third-story non-historic aluminum one-over-one windows with wood one-over-one windows.
- 18.378 BB 379 Beacon Street: At rear elevation repair deteriorated stone lintels and sills with a tinted cementitious stucco.
- 18.537 BB 520 Beacon Street: At rear elevation replace one fourth-story non-historic wood window unit in-kind.
- 18.421 BB 699 Boylston Street: At front façade replace existing window and wall signage.
- 18.552 BB 811 Boylston Street: At front façade install metal wall sign.
- 18.469 BB 827 Boylston Street: At front façade replace wall sign for retail space at lower level.
- 18.511 BB 25 Commonwealth Avenue: At front façade replace existing stone balustrade above bay window in-kind with cast stone, and install new copper roof above bay.
- 18.534 BB 42 Commonwealth Avenue: At front façade replace three fourth-story wood one-over-one windows in-kind; and at rear elevation replace three fourth-story wood one-over-one windows in-kind.
- ~~18.542 BB 65 Commonwealth Avenue: At front façade replace concrete walkway with granite pavers.~~ **WITHDRAWN**
- 18.509 BB 186 Commonwealth Avenue: At rear elevation replace six second-story non-historic wood one-over-one windows in-kind.
- 18.467 BB 395 Commonwealth Avenue: At front façade restore mosaics and limestone detailing.
- 18.546 BB 7 Hereford Street: At rear elevation replace three fourth-story two-over two wood windows in-kind.
- 18.506 BB 234 Marlborough Street: At front façade replace four second-story non-historic aluminum one-over-one windows with wood one-over-one windows.
- 18.367 BB 288 Marlborough Street: At front façade replace three second-story non-historic wood two-over-two wood windows in-kind; and at rear elevation replace seven non-historic wood one-over-one windows in-kind.
- 18.540 BB 355 Marlborough Street: At rear elevation re-point masonry and replace broken glass blocks in-kind.
- 18.464 BB 370 Marlborough Street: At front façade re-point masonry and repair front entry steps with a tinted cementitious stucco.
- 18.318 BB 437 Marlborough Street: At rear elevation replace four wood two-over-two windows in-kind, and one non-historic two-light wood door in-kind.
- 18.470 BB 14-16 Newbury Street: Install HVAC equipment at rear of building.
- 18.475 BB 117 Newbury Street: At front façade repair entry door to lower retail space.
- 18.461 BB 171 Newbury Street: At front façade replace signage for retail space at lower level.
- 18.545 BB 203 Newbury Street: Repair and re-point wall at rear parking area.

- 18.486 BB 220 Newbury Street: At front façade replace fifteen non-historic aluminum one-over-one windows with wood one-over-one windows, and at rear elevation replace three non-historic aluminum one-over-one windows with wood one-over-one windows.
- 18.334 BB 228 Newbury Street: At front façade replace signage above first story center bay window.
- 18.452 BB 281 Newbury Street: At upper-most flat roof replace black rubber membrane roof and copper flashing in-kind.
- 18.535 BB 297 Newbury Street: At front façade install window signage at third story windows.
- 18.435 BB 341 Newbury Street: At front façade install a non-illuminated aluminum blade sign.

IV. RATIFICATION OF 10/11/2017 PUBLIC HEARING MINUTES & 10/25/2017 PUBLIC MEETING MINUTES

V. STAFF UPDATES

PROJECTED ADJOURNMENT: 8:00 PM

DATE POSTED: 31 October 2017

BACK BAY ARCHITECTURAL COMMISSION

Kathleen Connor (*Chair*), Iphigenia Demetriades (*Vice-Chair*);

Members: John Christiansen (*Neighborhood Association of the Back Bay*), Kathleen Connor (*Back Bay Association*), Iphigenia Demetriades (*Greater Boston Real Estate Board*), Jane R. Moss (*Back Bay Association*), Patti Quinn (*Neighborhood Association of the Back Bay*), Lisa Saunders (*Mayor's Office*), Lex Stevens (*Mayor's Office*), 2 Vacant (*Boston Society of Architects*)

Alternates: David Eisen (*Boston Society of Architects*), Jerome CooperKing (*Neighborhood Association of the Back Bay*), Kenneth Tutunjian (*Greater Boston Real Estate Board*), Robert Weintraub (*Mayor's Office*), David Sampson (*Back Bay Association*)

cc: Mayor/ City Council/ City Clerk/ Boston Planning and Development Authority/ Law Department/ Parks and Recreation/ Inspectional Services Department/ Boston Art Commission/ Neighborhood Services/ Owner(s)/ Applicants/ Abutters/ Civic Design Commission/ Commissioners/ Office of Persons with Disabilities/ Architectural Access Board/ *Back Bay Sun*/ Back Bay Neighborhood Association/ Back Bay Association/ Garden Club of the Back Bay/ Newbury Street League